

City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Acceptance Date: \_\_\_\_\_  
Review Type: P&Z

# Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

**A. PROJECT**

1. Project Name: VANESSA'S Hair Studio
2. Address of Subject Property: 15417 NW 140TH St.
3. Parcel ID Number(s): RPH 03221-000-000
4. Existing Use of Property: LIVING - WORK Residence
5. Future Land Use Map Designation: CC
6. Zoning Designation: CC
7. Acreage: .42 Acreage = 18,116 sq. ft = 143.85 ft X 125.94 ft.

**B. APPLICANT**

1. Applicant's Status: ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): ROSA McDANIEL Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing address: P.O. BOX 451  
City: Alachua State: FL ZIP: 32616  
Telephone: 352-213-5318 FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): N/A  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

**C. ADDITIONAL INFORMATION**

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No  
If yes, list names of all parties involved: \_\_\_\_\_  
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

**D. ATTACHMENTS**

1. Site Plan including but not limited to:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Zoning of the subject property.
  - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
  - d. Complete legal description.
  - e. Statement of Proposed Uses.
  - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
  - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
  - h. Area and dimensions of site.
  - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
  - k. Location and dimensions of all existing and proposed parking areas and loading areas.
  - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

City of Alachua • Planning and Community Development Department  
PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Revised 9/30/2014

Page 1 of 4

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.  
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
- \*11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

Rosa M. Daniel  
 Typed or printed name and title of applicant

\_\_\_\_\_  
 Typed or printed name of co-applicant

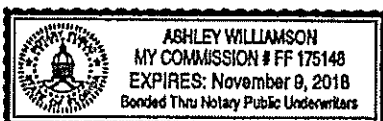
State of FL County of Alachua

The foregoing application is acknowledged before me this 6 day of July, 2016 by Rosa M. Daniel

\_\_\_\_\_, who is/are personally known to me, or who has/have produced \_\_\_\_\_  
 as identification.

NOTARY SEAL

  
 Signature of Notary Public, State of FL



City of Alachua ♦ Planning and Community Development Department  
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

### **Statement of Proposed Use**

The proposed development is a live/work residence located at 15417 NW 140<sup>th</sup> Street. The work aspect is a 204.5-sq. ft. hair salon that consists of one service chair which will accommodate one hair stylist. The proposed development will also contain impervious and gravel parking spaces to accommodate clients, including those handicapped. (See site plan) The remaining 1,113.5-sq. ft. will be used for living space and will be separate from the work facility.

**Legal Description**

Commence at the Northwest corner of Section 14, Township 8 South, Range 18 East and run South 03 deg. 19 min. 56 sec. West 1166.49 feet along the West line of the said Section and run the centerline of State Road No. 241, to a point, thence 40 feet East to the East right of way line of State Road No. 241 to the Point of Beginning, thence South 83 deg. 17 min. 38 sec. East 143.85 feet; thence run South 06 deg. 19 min. 54 sec. West 125.94 feet to the North right of way of NE 5<sup>th</sup> Avenue; thence West along the said right of way line to the intersection of the East right of way line of State Road No. 241; thence run North along the East right of way line of State Road No. 241 to the Point of Beginning.

Parcel ID Number: 03221-000-000

Vanessa's Downtown Hair Studio  
15417 NW 140<sup>th</sup> Street, Alachua, Fl. 32615

## **Impact Statement Report**

### **Statement of Impact:**

1. The proposed Vanessa's Downtown Hair Studio is existing on 14952 Main Street, Alachua, Fl., and will be moved to the site.
2. The site (15417 NW 140<sup>th</sup> Street, Alachua, Fl.) is only one block from the original location within the commercial and central business district.
3. Development is no impact change on public levels of service or the surrounding community.

## **Existing and Future Land Use Element**

### **Statement of Proposed Uses:**

The proposed development is a live/work residence located at 15417 NW 140<sup>th</sup> Street. The work aspect is a 204.5-sq. ft. hair salon that consists of one service chair which will accommodate one hair stylist. The proposed development will also contain impervious and gravel parking spaces to accommodate clients, including those handicapped. (See site plan) The remaining 1,113.5-sq. ft. will be used for living space and will be separate from the work facility.

### **Objective 1.3: Commercial:**

*The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.*

- The proposed parking lot change: adding handicap access to the existing building to serve the needs of the area's handicap citizens. Also to provide off street parking to the general clients of the hair salon. The activity the building is providing to the area is developmental opportunity through retail sales and services, as well as office use for the citizens of Alachua and the area needs. (Improving the quality of the area)

### **Policy 1.3d:**

*Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:*

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
  - The site plan includes a non-vehicular access to the site and a driveway for vehicular access.
2. *Buffering from adjacent existing/potential uses;*
  - An 18'-0" foot rear setback is shown between the site of the parking and adjacent residential properties.
3. *Open space provisions and balance of proportion between gross floor area and site size;*
  - The existing building is proportional to the site planned parking area.

4. *Adequacy of pervious surface area in terms of drainage requirements;*
  - The site plan follows 62.330.020 (2) F.A.C. (Florida Administrative Code), demonstrating compliance with all applicable local and state regulations.
5. *Placement of signage;*
  - The correct sign and symbol for handicap parking is indicated on the plan.
6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*
  - Lighting shall be minimum and complies with all the elements of regulations.
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*
  - The parking area is safe for on-site circulation of vehicular and non-vehicular traffic.
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
  - Landscaping is existing in proportion to the proposed parking.
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance;*
  - There are no unique features or resources associated with this project site (parking addition). Therefore, this policy is not applicable. There is no constrain to site development.
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

Vanessa's Hair Studio  
15417 NW 140<sup>th</sup> Street, Alachua, FL 32615

- The proposed activity follow 62.330.020 (2) F.A.C. (Florida Administrative Code)

*11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.*

- The building is existing following the rule of less than 1.0 floor area ratio as demonstrated on the building remodel plan. (200 sq. ft. of building use for hair salon)



## **Concurrency impact analysis request for exemption**

### **2.4.14 certificate of concurrency compliance**

*C. Exemptions.* The following forms of development shall be exempt from the requirements of this section:

1. Development with a de minimis, or no impact on public facility levels of service as determined by the LDR Administrator;

We are requesting an exemption for a concurrency impact analysis for the proposed hair salon (200 sq. ft.) under 2.4.14 (C)(3).

The proposed development (Hair salon with one service chair, one employee, 200 sq. ft.) is estimated to generate approximately 16 G.P.D per chair (1 chair) for both waste water and sewage. This is de minimus to the estimated sewage flow of 75 G.P.D per service chair (64E-6.008 System Size Determinations Table 1)

Furthermore, ITE Code 918, generates 1.93 trips per 1,000 sq. ft. unit per day (hours open) . The proposed development (200 sq. ft.) is estimated to have 4 annual average daily trips. This estimated generation of trips is de minimus to the number of trips listed under ITE Code 918 for beauty salons.



# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32080 • TELEPHONE 386/362-1001 • 800/226-1088 • FAX 386/362-1058  
mysuwanneeriver.com

September 30, 2016

Rosa McDaniel  
Vanessa's Downtown Hair  
14952 Main Street  
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP) No Permit Required (NPR), ERP-001-228489-1, Vanessa's Hair Studio, Alachua County

Dear Mrs. McDaniel:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before September 19, 2016. It has been determined that the proposed activity follows 62-330.020(2), F.A.C. (Florida Administrative Code).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madsen, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

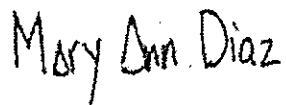
NOAH VALENSTEIN  
Executive Director

- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.3133.

Sincerely,



Mary Diaz, E.I.  
Division of Resource Management

MD/tm

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

PERMIT # \_\_\_\_\_

# NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF ALACHUA

CITY OF ALACHUA

THE UNDERSIGNED hereby gives notice that improvement(s) will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

## DESCRIPTION OF PROPERTY:

LOT N/A BLOCK N/A  
SECTION 14 TOWNSHIP 8 RANGE 18  
TAX PARCEL # 03221 000-000  
SUBDIVISION: \_\_\_\_\_ PLATBOOK: \_\_\_\_\_ MAP PAGE# \_\_\_\_\_  
STREET ADDRESS: 15417 NW 140th St.

## GENERAL DESCRIPTION OF IMPROVEMENT:

TO CONSTRUCT: Changes to bring the House up to Code. Replacement of some Doors windows & siding, Replacement A/C, Wheelchair Access, Secure.

## OWNER INFORMATION:

OWNER(S) NAME: ROSA McDAWIE  
ADDRESS: 25719 N. State Rd 121 Alachua FL PHONE NUMBER 352-213-5318  
CITY: Alachua STATE FL ZIP CODE 32416  
INTEREST IN THE PROPERTY: \_\_\_\_\_  
FEE SIMPLE TITLEHOLDER NAME: \_\_\_\_\_  
FEE SIMPLE TITLEHOLDER ADDRESS: \_\_\_\_\_

(IF OTHER THAN OWNER)

CONTRACTOR NAME: by Owner  
ADDRESS: \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
BONDING COMPANY: N/A  
ADDRESS: \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
LENDER NAME: N/A  
ADDRESS: \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_



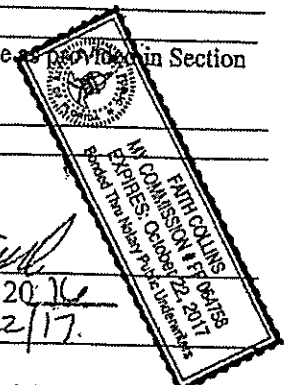
RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 298285 1 P(15)  
March 23, 2016 12:40:09 PM  
Book 4417 Page 507  
K IRBY Clerk of Circuit Court  
ALACHUA COUNTY, Florida

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1) (a) 7., Florida Statutes.

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
In addition to himself, Owner designates \_\_\_\_\_  
Of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

Expiration date is 1 year from date of recording unless a different date is specified.

SIGNATURE OF OWNER Rosa McDawie  
SWORN to and subscribed before me this 18th day of February A. D. 2016  
Notary Public Sarah Adams My commission expires 10/22/17  
Signature



\*\*\*WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

# Move Up.

With FCU, you can rest assured that we'll handle the hard stuff and get you into a home you'll really love.



**Search Criteria**  
**Parcel From:** 03221-000-000  
**Parcel Thru:** 03221-000-000  
**Search Date:** 7/12/2016 at 4:42:59 PM

**Parcel:** 03221-000-000 **GIS Map**

<b>Taxpayer:</b>	MCDANIEL, ROSA	<b>Legal:</b> COM 40 FT E AND 1166.49 FT S OF NW COR SEC POB ELY 143.85 FT SLY 125.94 FT WLY 143.85 FT M/L NLY 125.94 FT M/L TO POB - OR 4321/0713
<b>Mailing:</b>	25719 STATE RD 121 Alachua, FL 32615	
<b>Location:</b>	15417 NW 140TH ST ALACHUA	
<b>Sec-Twn-Rng:</b>	14-08-18	
<b>Property Use:</b>	00100 - Single Family	
<b>Tax Jurisdiction:</b>	Alachua 1700	
<b>Area:</b>	8-18 Rural	
<b>Subdivision:</b>	Placeholder	

There was 1 parcel found in this search.

[Create download file of selected parcels.](#)

## Lookup Property Records

Search Any Property By Address. Find Out Owners, Taxes, and Sales.

○ ○



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

blue basketball shorts and a white tank top, opened fire on the two subjects standing in their front yard. However, the vehicle has been processed by the Alachua County Sheriff's Crime Scene Investigation team and, Sandusky said, "bullet holes were found in the vehicle."

"At this time," said Sandusky, "it's unclear who was shooting at whom."

APD responded to multiple calls regarding the shooting at approximately 7:16 p.m., according to Sandusky's press release. "Three of our officers arrived on scene and made contact with several witnesses," he said. "Our department is currently following up on leads and should have a clearer picture of the details in the near future."

# # #

Email Cwalker@  
alachuatoday.com

ALACHUA  
COUNTY  
TODAY

is your best source  
for local news  
386.462.3355

(Voice) 1-800-927-9275 (TTY) or on the world wide web at  
<http://www.hud.gov/offices/fheo/index.cfm>

**You Have Rights!!** If you feel you have been discriminated against when buying or renting a home please contact Ms. LaKesha McGruder, City Clerk, City of Hawthorne at (352) 481-2432.

(Published: Alachua County Today - July 14, 2016)

## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Copeland Park Phase I project. This project encompasses Alachua County tax parcels 03230-002-000 & 03927-000-000. The overall site is approximately 10 acres in size and the plan is to construct four 10,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. Phase I will include a single building, parking, and access. The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments. The meeting is Tuesday, July 26 at 6:00 p.m. in the Perry Center, 14180 NW 119th Terrace, Alachua, FL 32615.

Contact:  
Daniel Young, P.E.

Phone Number:  
(352) 331-1976

**CHIXI**

Professional Consultants

(Published: Alachua County Today - July 14, 2016)

## A Neighborhood Meeting

at the Library

### Announcing Parking lot change:

A Concrete pad is plan for site, to be added to the parking area of the building at:  
15417 NW 140th St, Alachua to serve the needs of handicap persons that visit and need haircuts.

Date: July 27th

Time: 5 PM

Meeting Room A

Contact Person: R. McDaniel (352) 284-3189

(Published: Alachua County Today - July 14, 2016)

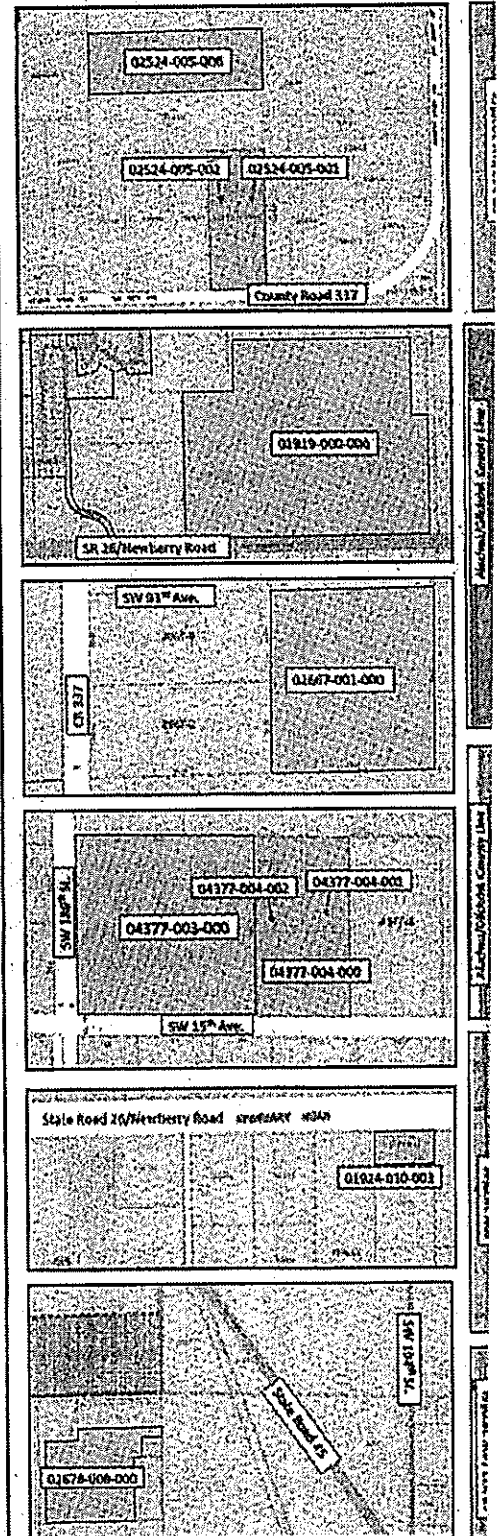
**Custom Lighting, Inc.**  
SUSANNE JOHNSON

**OPEN:**  
Mon-Fri 8:30 to 5  
& Saturday by  
Appointment

**Custom Lighting, Inc.**  
14545 Main Street, Alachua, FL 386-462-2456  
[www.CustomLightingStore.com](http://www.CustomLightingStore.com)

SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PER  
PURSUANT TO SECTION 171.044, FLORIDA STATUTES; MA  
LAND USE, ZONING, AND LAND DEVELOPMENT REGULA  
PROVIDING DIRECTIONS TO THE CLERK OF THE COMMISS  
AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

CITY OF NEWBERRY ANNEXATION GENERAL



Complete legal descriptions by metes and bounds and the ordinance

If a person or entity decides to appeal any decision made by the city considered at such meeting or hearing, said individual or entity will: the individual or entity may need to ensure that a verbatim record testimony and evidence upon which the appeal is to be based. A copy A metes and bounds description of the property subject to the annex

(Published: Alachua County Today - July 14, 2016)

# Sign-In sheet

A Neighborhood Meeting at the Library

Announcing Parking lot change:

A concrete pad is plan for site, to be added to the parking area of the building at:  
15417 NW 140th street, Alachua  
to serve the needs of handicap persons that visit and need hair cuts.

Date: July 27th

Time: 5 PM

Meeting Room A

Contact person : R.McDaniel (352) 284-3189

Meeting 5pm Sign-in : Renee McDaniel, Speaker

Jessie Lusk, Library Intern.

Comments : Janet Sanders Library Intern ;  
Delighted in Favor of the Parking Lot, and  
Hain Sailow Also likes the House Color and Location.

**Charlene Smith**

13908 NW 154th Ave  
Alachua, FL. 32616

**Penny Jackson**

13826 NW 154th Ave  
Alachua, FL. 32616

**James Porter**

13818 NW 154th Ave  
Alachua, FL. 32616

**William Perez**

13810 NW 154th Ave  
Alachua, FL. 32616

**Travis & Wanda Chapman**

13804 NW 154th Ave  
Alachua, FL. 32616

**Eddie & Paula Gray**

13726 NW 154th Ave  
Alachua, FL. 32616

**Anthony Day**

13722 NW 154th Ave  
Alachua, FL. 32616

**Gerald & Kenya Criswell**

13919 NW 155th Ave  
Alachua, FL. 32616

**Kevin & Pamela Schutzler**

13907 NW 155th  
Alachua, FL. 32616

**Patricia Tarallo**

13823 NW 155th Ave  
Alachua, FL. 32616

**Gail Thompson**

13819 NW 155th Ave  
Alachua, FL. 32616

**Angela Filer**

13811 NW 155th Ave  
Alachua, FL. 32616

**Dietra Howard**

13805 NW 155th Ave  
Alachua, FL. 32616

**Gladys Ramsey**

15423 NW 138th Way  
Alachua, FL. 32616

**Thardine Dixon**

15507 NW 138th Way  
Alachua, FL. 32616

**Larry & Pricilla Darling**

13808 NW 155th Ave  
Alachua, FL. 32616

**Beverly White**

13812 NW 155th Ave  
Alachua, FL. 32616

**Winfall Corporation**

13820 NW 155th Ave  
Alachua, FL. 32616

**Martha Maryhew**

13824 NW 155th Ave  
Alachua, FL. 32616

**Adelyn Farmer**

13910 NW 155th Ave  
Alachua, FL. 32616

**Sangh Chaitanya**

13918 NW 155th Ave  
Alachua, FL. 32616

**DL Smith**

13922 NW 155th Ave  
Alachua, FL. 32616

**Emma Bundrick**

13929 NW 155th Lane  
Alachua, FL. 32616

**Vanessa Sagar**

13923 NW 155th Lane  
Alachua, FL. 32616

**Beiniek & Waters**

13911 NW 155th Lane  
Alachua, FL. 32616

**Logan McBride**

13827 NW 155th Lane  
Alachua, FL. 32616

**Latreshia Mayberry**

13821 NW 155th Lane  
Alachua, FL. 32616

**Marion Lumpkin**

13815 NW 155th Lane  
Alachua, FL. 32616

**Trencia Jenkins**

13809 NW 155th Lane  
Alachua, FL. 32616

**Joshua Hatcher**

15521 NW 138th Way  
Alachua, FL. 32616



**B R Heirs Daniel**

13810 NW 155th Lane  
Alachua, FL. 32616

**Constance Canney**

15319 NW 140th St.  
Alachua, FL. 32616

**Alachua Villas LTD**

14000 NW 154th Ave  
Alachua, FL. 32616

**Tom Gorman**

9210 NW 59th St  
Alachua, FL. 32653

**David Forest**

23 Turkey Creek  
Alachua, FL. 32615

**Craig Parenteau**

4801 Camp Ranch Road  
Gainesville, FL. 32641

**Lynda Coon**

7216 NW 126 Ave  
Alachua, FL. 32615

**Eleine Sheth**

15303 NW 140th St.  
Alachua, FL. 32616

**Marcia Davis**

15316 NW 140th St.  
Alachua, FL. 32616

**Antoinette Endelicanto**

5562 NW 93rd Ave  
Gainesville, FL. 32653

**Richard Gorman**

5716 NW 93rd Ave  
Alachua, FL. 32653

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**Tamara Robbins**

PO Box 2317  
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**McNeill Birkholtz**

15311 NW 140th St.  
Alachua, FL. 32616

**Cotton Bay House LLC**

15315 NW 141th St.  
Alachua, FL. 32616

**Dan Rhine**

288 Turkey Creek  
Alachua, FL. 32615

**Peggy Arnold**

410 Turkey Creek  
Alachua, FL. 32615

**Linda Dixon, AICP**

PO Box 115050  
Gainesville, FL. 32611

**Lynn Coullias**

7406 NW 126th Ave  
Alachua, FL. 32615

**Dr. Lee A. Niblock**

12 SE 1st Street  
Gainesville, FL. 32601

Prepared by and Return to:  
Charlotte C. Dixon, an employee of  
Alachua Title Services, LLC,  
P.O. Box 2408 (32616), 16407 N.W. 174th Drive, Suite C  
Alachua, Florida 32615  
386-418-8183

CERTIFIED TRUE  
CORRECT COPY

*[Signature]*  
12-22-14

File Number: 14-161

### WARRANTY DEED

This indenture made on December 22, 2014 A.D., by and between **P. Sparks Giebeig III, a/k/a P. Sparks Geibeig, III**, whose address is 21125 Old Bellamy Road, Alachua, FL 32615, hereinafter called the "grantor", to **Rosa McDaniel**, whose address is 25719 State Road 121, Alachua, FL 32615, hereinafter called the "grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua** County, Florida, to-wit:

Commence at the Northwest corner of Section 14, Township 8 South, Range 18 East and run South 03 deg. 19 min. 56 sec. West 1166.49 feet along the West line of said Section and run the centerline of State Road No. 241, to a point, thence 40 feet East to the East right of way line of State Road No. 241 to the Point of Beginning, thence South 83 deg. 17 min. 38 sec. East 143.85 feet; thence run South 06 deg. 19 min. 54 sec. West 125.94 feet to the North right of way of NE 5th Avenue; thence West along the said right of way line to the intersection of the East right of way line of State Road No. 241; thence run North along the East right of way line of State Road No. 241 to the Point of Beginning.

Parcel ID Number: 03221-000-000

**Subject** to covenants, conditions, restrictions and easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.